

LAND FOR SALE

±16,930 SF (±0.39 ACRES) OF VACANT LAND FOR SALE IN MOJAVE, CA

16201 Sierra Hwy, Mojave, CA 93501



Sale Price

\$119,000

PROPERTY HIGHLIGHTS

- ±16,930 SF (±0.39 Acres) of Retail Vacant Land
- Zoned C-2: General Commercial
- Located In Federal Opportunity Zone (Tax Advantages)
- Aerospace Hwy Frontage
- High Visibility and High Traffic Count
- Existing Curb/Gutter/Sidewalk
- Utilities, PG&E, Sewer In Place
- 70' X 240' W/Perimeter Block Wall & Asphalt Paved
- Flexible Business-Friendly County
- Located North of California City, CA

OFFERING SUMMARY

Available SF:	16,930
Lot Size:	0.39 Acres
Price / Acre:	\$305,128
Zoning:	C-2: General Commercial
Market:	SE Outlying Kern County
Submarket:	SE Outlying Kern County
Cross Streets:	Hwy 14 & Mono St
APN:	236-120-10-00-3

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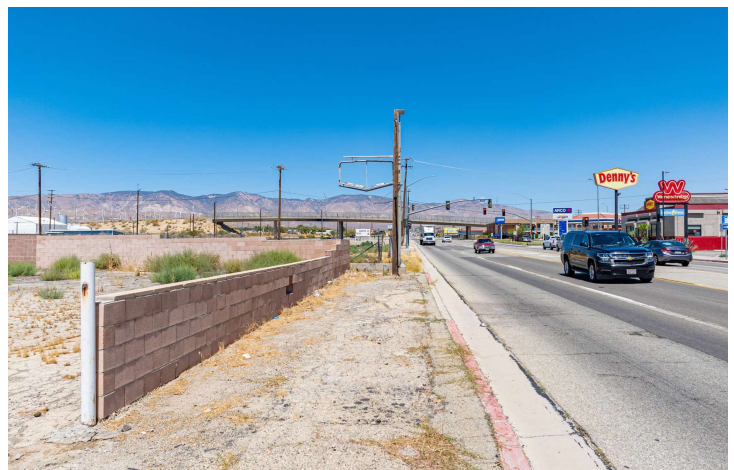
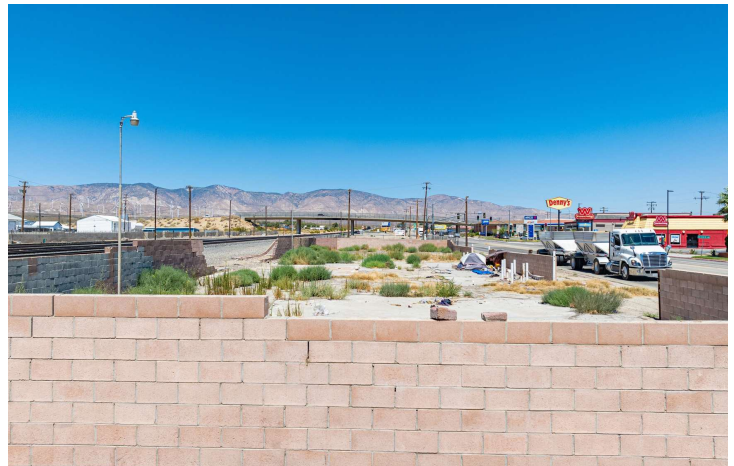


PROPERTY DESCRIPTION

±16,930 SF (±0.39 Acres) of prime retail land situated along Aerospace Highway, right on CA-14. Its high visibility, efficient traffic flow, and easy access make it perfect for retail, restaurant, or other commercial uses. Located in an Opportunity Zone, the property offers several tax benefits, making it a great investment. Improvements include 240 feet of frontage along Aerospace Hwy, existing utilities, PG&E, & sewer in place. The parcel measures 70' X 240' w/ perimeter block wall & asphalt paved. This site offers ample parking and is surrounded by existing businesses such as Starbucks, Family Dollar, McDonald's, KFC, Denny's & many others. Zoning is flexible making this site ideal for retail commercial activities, including regional shopping centers, retail stores, restaurants, offices, and service-oriented business.

LOCATION DESCRIPTION

Mojave is an unincorporated community in Kern County, situated in the southeastern part of the county, near the boarder with San Bernardino County. Mojave is situated along U.S. Route 58 and CA-14 which connect it to other major routes and cities, including Bakersfield to the west and Barstow to the east. Mojave is a gateway to several natural attractions, including the Mojave National Preserve and the Joshua Tree National Park, making it a good base business catering to tourist; such as retail stores, restaurants, or lodging.



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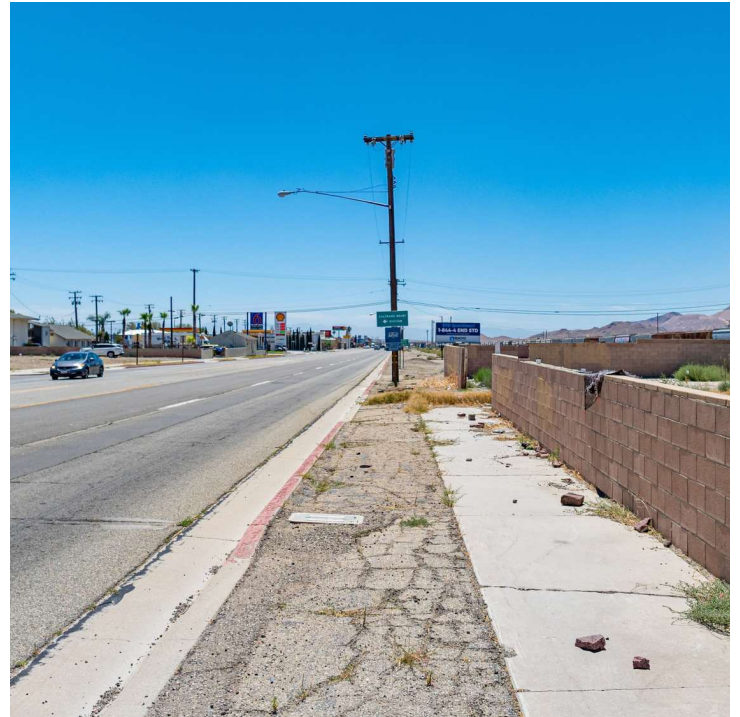
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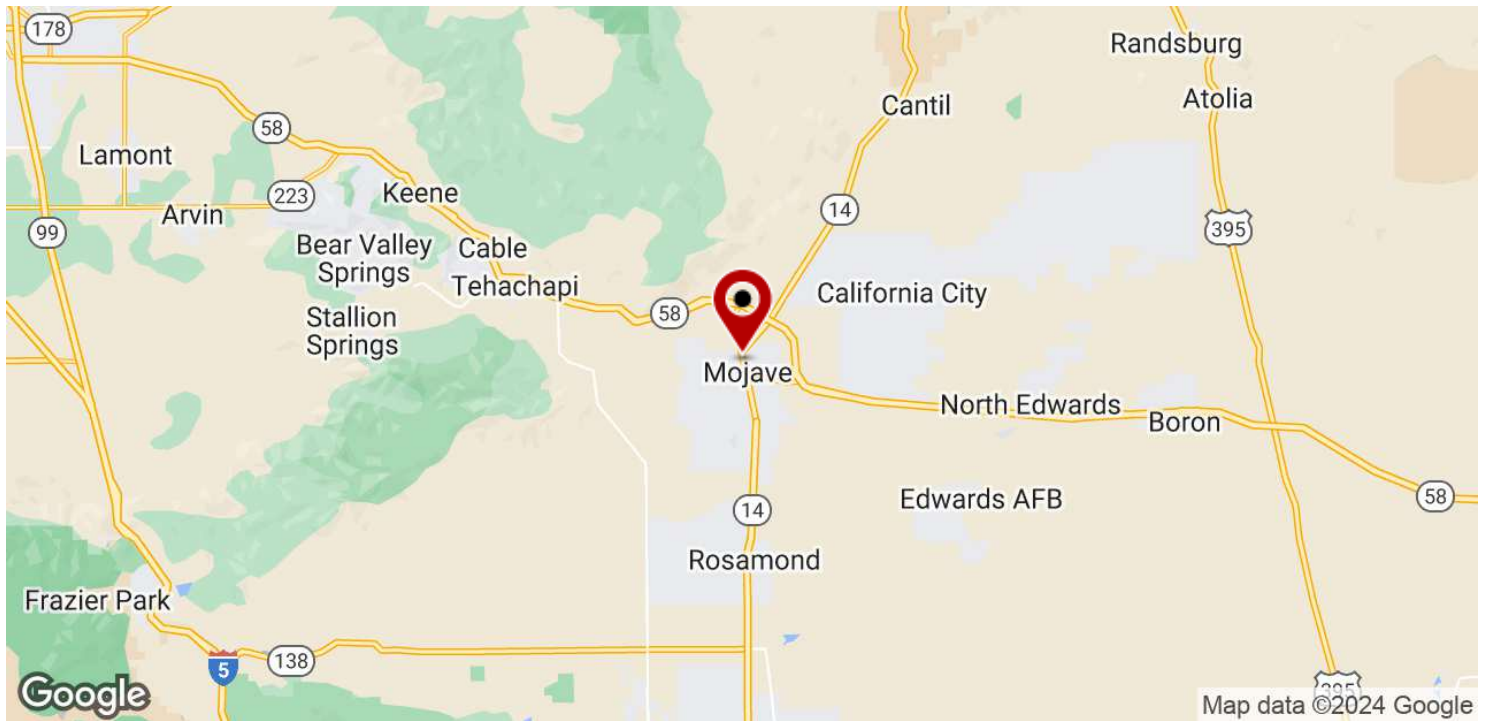
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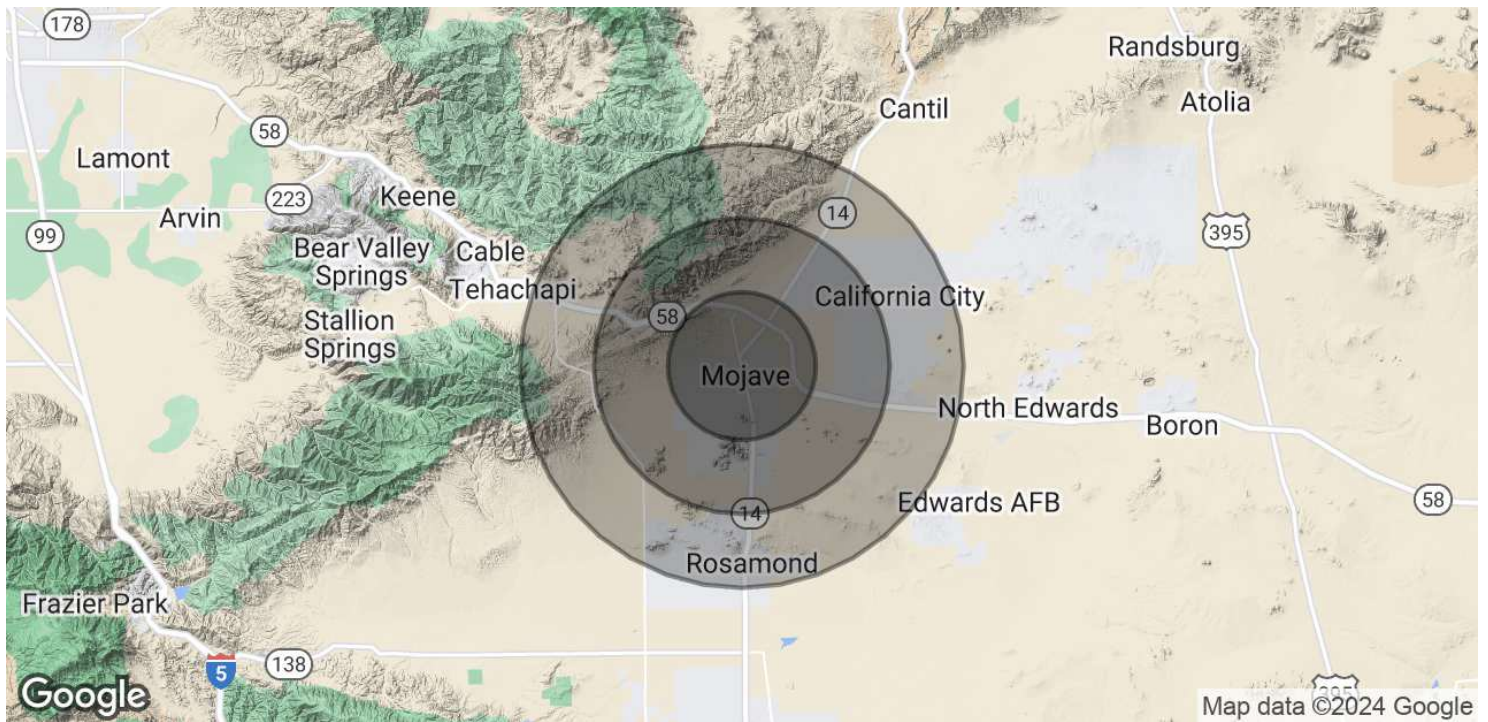
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	4,273	5,769	35,923
Average Age	35	37	37
Average Age (Male)	35	37	36
Average Age (Female)	36	38	37
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,544	2,074	12,556
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$67,805	\$69,959	\$83,215
Average House Value	\$166,660	\$200,171	\$301,954
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	46.2%	46.2%	43.8%

Demographics data derived from AlphaMap

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